



## Bryn Drive, LL11 3LJ

### £195,000

A fantastic opportunity to purchase a 3 bedroom semi-detached property located in the popular village of Coedpoeth. The property offers a well presented lounge/dining room, single garage and ample off road parking. The village of Coedpoeth benefits from a wealth of local amenities including various shops, dentist, doctors, primary school and has excellent road routes to Wrexham and the A483 for commuting. In brief the property comprises of; entrance hall, lounge/dining room and kitchen to the ground floor and 3 bedrooms and bathroom to the first floor.

- A fantastic opportunity to purchase a 3 bedroom semi-detached property
- Single garage
- Popular village location
- Well presented lounge/dining room
- New tarmac driveway
- VIEWING HIGHLY RECOMMENDED



## Entrance Hallway

With brand new wood effect flooring, stairs off to the first floor, double glazed window to the side.

## Lounge/Dining Room

6.55m max x 4.48m max (21'5" max x 14'8" max)

A well presented lounge with 2 double glazed windows, brand new wood effect flooring.

## Kitchen

2.68m x 2.63m (8'9" x 8'7")

Fitted with matching wall, drawer and base units, work surface with inset stainless sink and drainer, built in electric oven, 4 ring electric hob with stainless steel extractor fan over, space for a fridge/freezer, plumbing for a washing machine, part tiled walls, tiled flooring, double glazed window, door off to the side, door to a storage cupboard.

## First Floor Landing

With carpeted flooring, door to a storage cupboard housing the gas combination boiler, double glazed window, access to the loft space.

## Bedroom 1

3.58m x 3.56m (11'8" x 11'8")

A good size bedroom with a double glazed window to the front, carpeted flooring.

## Bedroom 2

3.35m x 2.95m (10'11" x 9'8")

Again a good size bedroom with a double glazed window to the rear offering views of the hills beyond, carpeted flooring.

## Bedroom 3

2.36m x 2.16m (7'8" x 7'1")

With a double glazed window to the side, carpeted flooring.

## Bathroom

1.98m x 1.66m (6'5" x 5'5")

Fitted with a low level w.c, pedestal wash hand basin, bath with shower over, fully tiled walls, tiled flooring, double glazed window.

## Outside

To the rear is a paved patio leading on to a lawned garden. To the side is a concrete driveway providing off road parking and leading to a single garage with up and over door.

## Important Information

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must



therefore be taken as a guide only and approved details should be requested from the agents

### Key facts for buyers

The key material information can be seen via the web links from which ever property portal the property is viewed.



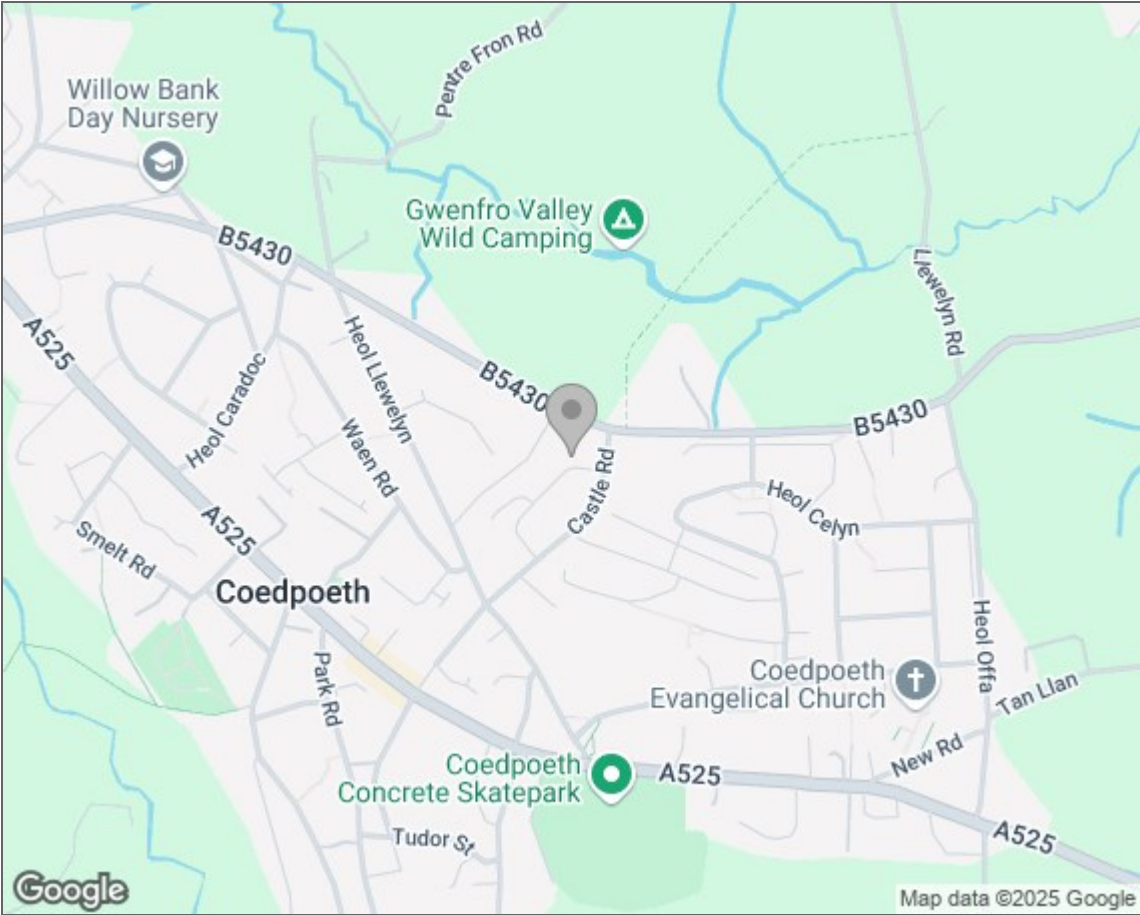












Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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